

ANNEXATION RESOLUTION NO. R-

29-94

A RESOLUTION of the Common Council
setting forth the policy of the
City in regard to the Maysville
Road Annexation.

WHEREAS, the annexation of territory to the City
of Fort Wayne is a legislative function; and

WHEREAS, the Common Council of the City of Fort
Wayne is called upon in the preparation of the City
budget to provide for the furnishing of municipal
services to the entire City, including newly annexed
areas; and

WHEREAS, the Common Council of the City of Fort
Wayne has before it an Ordinance for the annexation of
the Maysville Road Annexation Area, more specifically
described as follows, to-wit:

Parts of the South half of Section 26, East half of
Section 34 and Section 35, all in Township 31 North,
Range 13 East, Allen County, Indiana, more particularly
described as follows:

Beginning at the intersection of the East line of the
Northwest One-quarter of Section 34, Township 31 North,
Range 13 East, with the Southerly right-of-way line of
East State Boulevard (Hicksville Road) this point being
on the existing City Limits line as established by
Annexation Ordinance X-39-71 and as filed in the Office
of the City Clerk of Fort Wayne, Indiana; thence South
along the East line of said fractional Northwest One-
quarter of Section 34, (assumed to be the Northerly
prolongation of the West line of Lot #2 in Browning
Sub. of Kercheval Reserve) to the Northwest corner of
Lot 2 in Browning Sub. of Kercheval Reserve as recorded
in Deed Book W, Pages 387-388 in the Office of the
Recorder of Allen County, Indiana; thence continuing in
a Southerly direction along the West line of said Lot 2
in Browning Sub. to a point located 262.68 ± feet North
of the Southwest corner of said Lot 2 in Browning Sub.,
said point more particularly described as being the
Northwest corner of Lot #77 of Lake Forest Extended,
Section III as recorded in Plat Book 33, Pages 19-20;
thence East on a line parallel to and 262.68 ± feet
North of the South line of Lots 1 & 2 of said Browning
Sub., to the Westerly right-of-way line of Maysville
Road (Lake Avenue); thence Southwesterly along the
Westerly right-of-way line of Maysville Road (Lake
Avenue) to the Northwesterly prolongation of the South
line of Lots 1 & 2 in Kern Valley Farm, Section I as
recorded in Plat Book 32, Pages 56-57; thence
Southeasterly along the prolongation and the South line
of said Lots 1 & 2 being part of the West line of said
Kern Valley Farm, Section I to the Southeast corner of
said Lot 2; thence Southwesterly along the West line of
said Kern Valley Farm, Section I to the Southwest

corner of Lot 6 in said Kern Valley Farm, Section I;
thence Westerly along the West line of said Kern Valley
Farm, Section I a distance of 78.3 feet to the Westerly
corner of Lot 7 in said Kern Valley Farm, Section I;
thence Southerly along the West line to the Southwest
corner of Lot 11 in said Kern Valley Farm, Section I
and a point on the South line of said Section 34;
thence Easterly along the South line of said Section 34
and Section 35, Township 31 North, Range 13 East, being
the South line of said Kern Valley Farm, Section I and
Kern Valley Farm, Section II as recorded in Plat Book
32, Pages 81-83 and Kern Valley Farm, Section III as
recorded in Plat Book 33, Pages 1-3 and Office of the
Auditor of Allen County, Indiana tract 28-0035-0027 as
recorded in document No. 84-30066 and Shannonside,
Section II Amended as recorded in Plat Book 44, Pages
29-34 to the Southeast corner of said Shannonside,
Section II Amended; thence Northerly along the West
line of East One-half of Southwest One-quarter of said
Section 35, said line also being the East line of said
Shannonside, Section II Amended and the Southerly
extension of and the East line of Kensington Downs,
Section III, as recorded in Plat Cabinet A, Page 96, to
the North line of said Southwest One-quarter of Section
35; thence Northerly continuing along the West line of
said East One-half of Northwest One-quarter of Section
35, said line also being the East line of said
Kensington Downs, Section III, a distance of 537.28
feet to a Northerly corner of said Kensington Downs,
Section III; thence Northwesterly along a Easterly line
of said Kensington Downs, Section III a distance of
54.61 feet; thence Northerly along an Easterly line of
said Kensington Downs, Section III, a distance of
125.00 feet; thence Northeasterly along an Easterly
line of said Kensington Downs, Section III Plat, a
distance of 68.38 feet to the centerline of Bullerman
Ditch; thence meandering down the centerline of said
Bullerman Ditch in a Southeasterly direction to a point
located 205 feet West and 85 feet South of center of
said Section 35; thence Northerly a distance of 85 feet
to a point on the North line of said Southwest One-
quarter of said Section 35; thence North 85 degrees
East to the West right-of-way line of Long Road; thence
Southerly along the West right-of-way line of Long Road
to the South right-of-way line of Shordon Road; thence
Easterly along the South right-of-way line of Shordon
Road to the Southerly prolongation of the East line of
the West One-half of the Northeast One-quarter of said
Section 35, also the East line of Shordon Estates,
Section IV as recorded in Plat Book 42, Pages 94-97;
thence Northerly along the East line of said Shorden
Estates, Section IV to the North right-of-way line of
Parent Road; thence Westerly along the North right-of-
way line of Parent Road to the East right-of-way line
of Long Road; thence Northerly along the East right-of-
way line of Long Road to the South right-of-way line of
Maysville Road; thence Westerly along the South right-
of-way line of Maysville Road and its continuum East
State Boulevard (Hicksville Road) to the point of
beginning, containing 556 acres more or less.

BE IT THEREFORE, RESOLVED BY THE COMMON COUNCIL OF
THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That in the case of the Maysville Road
Annexation Area, it is the policy of the City of Fort
Wayne to follow the provisions of Section 1.1 of

Chapter 2 of the Municipal Code of the City of Fort
Wayne, Indiana of 1974, as amended, with regards to the
provision of non-capital and capital services to the
annexation area.

SECTION 2. That it is the policy of the City of
Fort Wayne to follow the annexation fiscal plan for
said described territory, as prepared by the Division
of Community and Economic Development which is
incorporated herein. Two copies of said plan are on
file in the office of the Clerk of the City of Fort
Wayne and are available for public inspection as
required by law.

SECTION 3. That said plan sets forth cost
estimates of the services to be provided, the methods
of financing these services, the plan for the
organization and extension of these services,
delineates the non-capital improvement services to be
provided within one (1) year of annexation, the capital
improvement services to be provided within three (3)
years of annexation, and the plan for hiring employees
of other governmental entities whose jobs will be
eliminated by this annexation.

SECTION 4. That, after adoption and any and all
necessary approval by the Mayor, this Resolution shall
be in full force and effect.


COUNCILMEMBER

APPROVED AS TO FORM AND LEGALITY


J. TIMOTHY MCCAULAY, CITY ATTORNEY

Read the first time in full and on motion by _____, and duly adopted, read the second time by title and referred to the Committee on _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Common Council Council Conference Room 128, City-County Building, Fort Wayne,, Indiana, on _____, 19_____, the _____ day of _____, at _____ o'clock _____ M., E.S.T.

DATED: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Don Junta, and duly adopted, placed on its passage. PASSED ~~LOST~~ by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	7	1		1
BRADBURY		✓		
EDMONDS	✓			
GiaQUINTA	✓			
HENRY	✓			
LONG	✓			
LUNSEY	✓			
RAVINE				✓
SCHMIDT	✓			
TALARICO	✓			

DATED: 5-10-94

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) _____ (APPROPRIATION) _____ (GENERAL) _____ (SPECIAL) _____ (ZONING) _____ ORDINANCE RESOLUTION NO. 09-29-94 on the 10th day of May, 19 94

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Clint R Edmonds
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 11th day of May, 19 94, at the hour of 11:00 o'clock A, M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 11th day of May, 19 94, at the hour of 11:30 o'clock A M., E.S.T.

Paul Helmke
PAUL HELMKE, MAYOR

Read the first time in full and on motion by Ravine, seconded by _____, and duly adopted, read the second time by title and referred to the Committee on Regulations (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Common Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on _____, 19____, at _____ o'clock _____ M., E.S.T.

DATED: 4-12-94

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Ravine, seconded by _____, and duly adopted, placed on its passage. PASSED LOST by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>2</u>	<u>3</u>	<u>1</u>	<u>3</u>
BRADBURY		<u>✓</u>		
EDMONDS		<u>✓</u>		
GiaQUINTA				<u>A</u>
HENRY				<u>A</u>
LONG				<u>A</u>
LUNSEY				
RAVINE	<u>✓</u>			
SCHMIDT		<u>✓</u>		
TALARICO	<u>✓</u>			

DATED: 4-26-94

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK
Nedya E. Galt

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING) ORDINANCE RESOLUTION NO. _____ on the _____ day of _____, 19____

ATTEST: (SEAL)

SANDRA E. KENNEDY, CITY CLERK PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the _____ day of _____, 19____, at the hour of _____ o'clock _____ M., E.S.T.

SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this _____ day of _____, 19____, at the hour of _____ o'clock _____ M., E.S.T.

PAUL HELMKE, MAYOR

DIGEST SHEET

TITLE OF ORDINANCE ANNEXATION RESOLUTION

DEPARTMENT REQUESTING ORDINANCE COMMUNITY & ECONOMIC DEVELOPMENT

SYNOPSIS OF ORDINANCE RESOLUTION CONFIRMS THE CITY OF FORT WAYNE
HAS A DEFINITE PLAN TO PROVIDE SERVICES TO ANNEXED MAYSVILLE ROAD
AREA. CITY IS COMMITTED TO FOLLOW STATE LAW IN PROVIDING SERVICES
TO THE ANNEXED AREA.

Q-94-04-12

EFFECT OF PASSAGE CITY WILL BE IN COMPLIANCE WITH STATE LAWS.

EFFECT OF NON-PASSAGE ANNEXATION WILL BE SUBJECT TO LEGAL ATTACK.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) FISCAL PLAN
TO BE AVAILABLE PRIOR TO PASSAGE.

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO. R-94-04-12

REPORT OF THE COMMITTEE ON
REGULATIONS
REBECCA J. RAVINE - MARK E. GIAQUINTA - CO-CHAIR
DONALD J. SCHMIDT
JANET G. BRADURY

WE, YOUR COMMITTEE ON REGULATIONS TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) XXXXXXXXXX (RESOLUTION) of the Common Council
setting forth the policy of the City in regard to the Maysville Road
Annexation

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(~~ORDINANCE~~) (RESOLUTION) _____

DO PASS

DO NOT PASS

ABSTAIN

NO REC

Rebecca Ravine

Donald J. Schmidt

Janet G. Bradury

DATED: 5-10-94

Sandra E. Kennedy
City Clerk

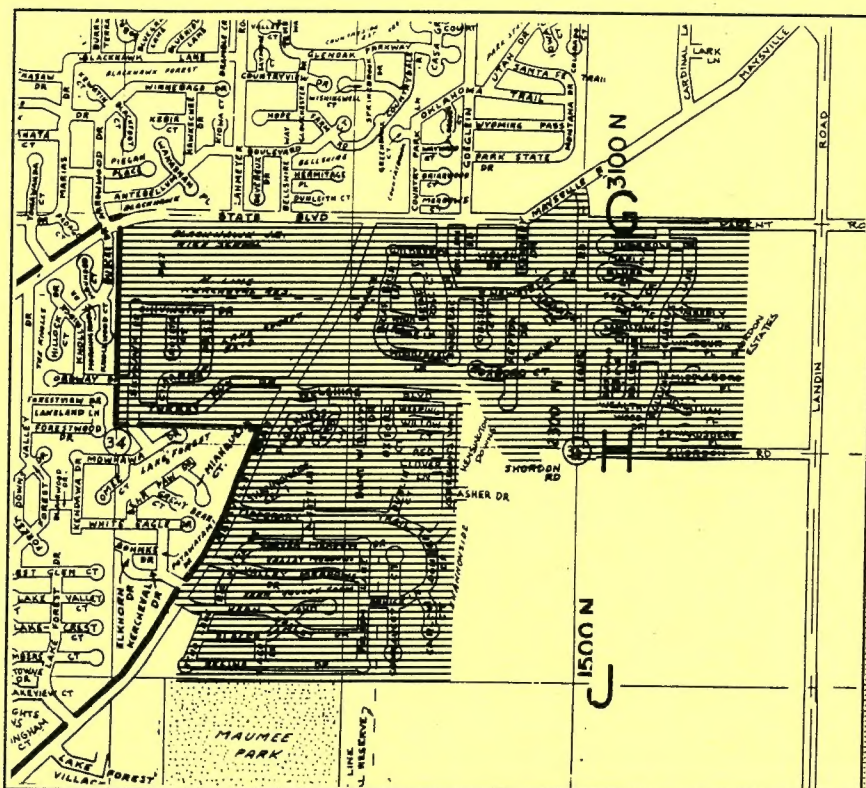
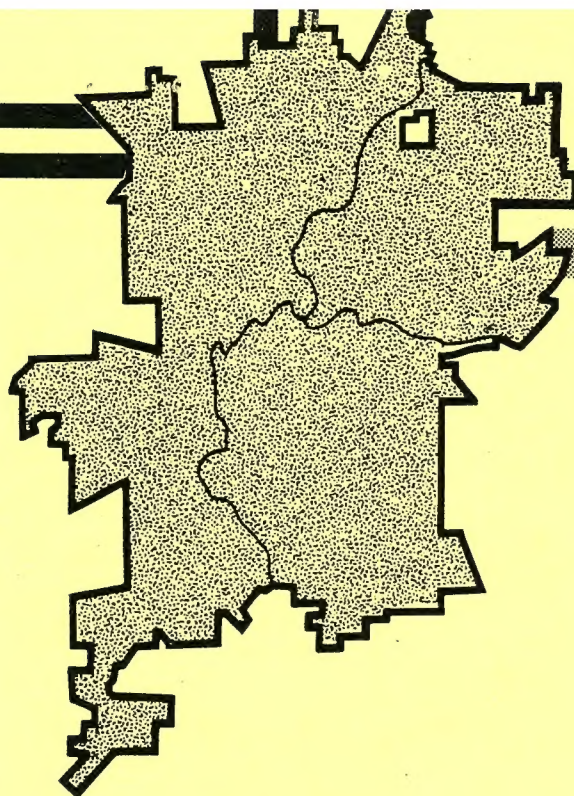
FISCAL PLAN

CITY OF FORT WAYNE
PAUL HELMKE, MAYOR

April 1994

Maysville Road
Annexation

COMMUNITY & ECONOMIC
C&ED
DEVELOPMENT



ADMINISTRATION AND POLICY DIRECTION

Paul Helmke
Mayor
City of Fort Wayne

W. Gregg LaMar
Director
Division of Community and Economic Development

Gary Stair
Director of Planning

Fort Wayne City Plan Commission
Mel Smith, President
Ernest Evans, Vice President
Carol Kettler Sharp, Secretary
Jim Hoch
Thomas Quirk
Charles Layton
David Ross
Mark GiaQuinta
Vicky VerPlanck

RESEARCH AND PREPARATION

Pamela Holocher, Senior Planner
Lisa Minnick, Planner II

INTRODUCTION

Since its inception, the City of Fort Wayne has been annexing land adjacent to its corporate limits. The Maysville Road Annexation is a logical continuance of this policy.

This Fiscal Plan, which is required by State Annexation Law, explains why the Maysville Road Annexation area meets the state law requirements for annexation. Also, this plan gives basic data regarding the area, describes the services which will be furnished to the area upon annexation by the City, and summarizes the fiscal impact of annexation upon the City.

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SECTION ONE

BASIC DATA

A. LOCATION

The area proposed for annexation is located east of the City of Fort Wayne and is generally bounded on the north by East State Boulevard, Maysville Road, and the north right-of-way of Parent Road, on the east by the west line of the Shordon Estates, Kensington Downs, and Shannonside Amended Subdivisions, on the south by the Shannonside Amended and Kern Valley Farm Subdivisions, and on the east by the City Boundaries (See Figure 1).

B. SIZE

The Maysville Road Annexation Area contains approximately 556 acres.

C. POPULATION

Block statistics from the U.S. Census of Population and Housing show that 3,359 persons resided in the Maysville Road Annexation area in 1990. This figure was derived by multiplying the current number of households in the area by the persons per unit figure in the 1990 Census of Population and Housing. An additional 185 persons were added to account for the retirement/nursing home.

D. BUILDINGS

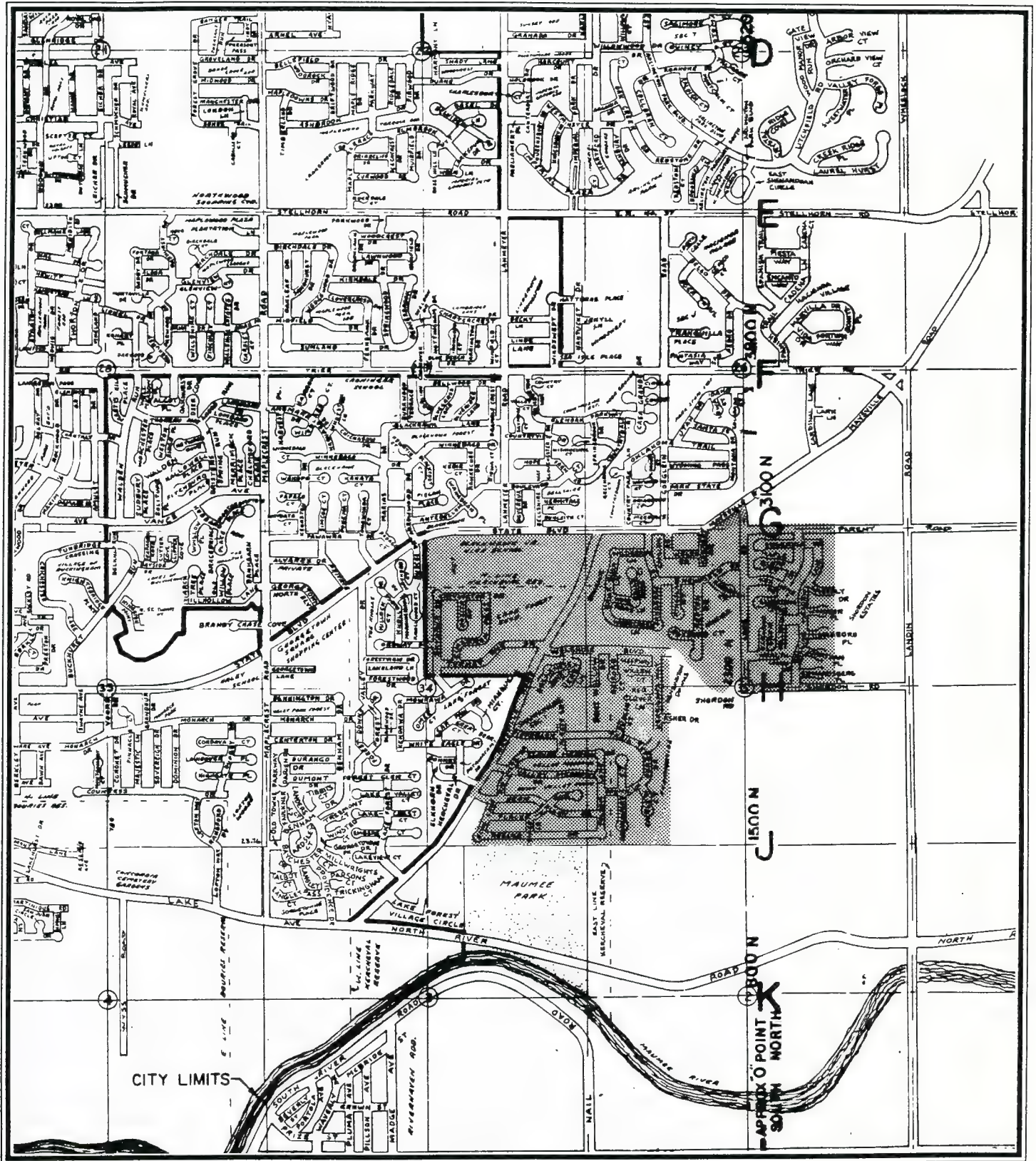
Single Family Residences	1,169 structures
Duplexes	13 structures
Commercial Buildings	1 structures
Institutional Buildings	5 structures

E. PATTERNS OF LAND USE

	<u>Acres</u>	<u>Percent</u>
Single Family Residential	316.3	56.9%
Right of way	81.9	14.7%
Institutional	69.7	12.5%
Vacant	35.7	6.4%
Agricultural	25.8	4.6%
Common Area/Parks	24.2	4.4%
Duplexes	1.6	.3%
Commercial	<u>.9</u>	<u>.2%</u>
TOTAL	556.0	100.0%

FIGURE 1

MAYSVILLE ROAD ANNEXATION



LOCATION

F. ZONING

The Maysville Road Annexation Area currently contains four zoning classifications (See Figure 2). Upon annexation, this area will be under the jurisdiction of the City Plan Commission and the zoning classifications will be as follows:

<u>County Zoning Classification</u>	<u>City Zoning Classification</u>
A-2 Flood Plain	RA Residence, District B
RS-1 Suburban Residential	R1 Single Family Res District
RSP-1 Suburban Res Planned	RA Residence, District A
RSP-3 Planned Multi Family	R3 Multiple Family Res District

G. TOPOGRAPHY

The Maysville Road Annexation area contains several soil types. The most prevalent soils are Pewamo silty clay loam (Pe), Rensselaer silty clay loam (Rs), and Lenawee silty clay loam (Ls). Other soils found in this area include Belmore loam (BhA, and BhB), Blount silt loam (BmA), Crosby silt loam (CsA and CsB), Crosby loam (CrA), Del Ray silt loam (Dr), Eel silt loam (Es), Martinsville loam (McB2 and MeA), Nappanee silt loam (Na), Rawsom loam (R1B2), Rensselaer silt loam (Ro), Washtenaw silt loam (Wh), and Whitaker silt loam (HoA and HpA). It has been determined by using U.S. Geological Survey Maps that this area is level to nearly level, with a slope of 0 to 2 percent.

H. ASSESSMENT

\$20,366,160

I. NET TAX RATE: (1993 payable 1994 rates)

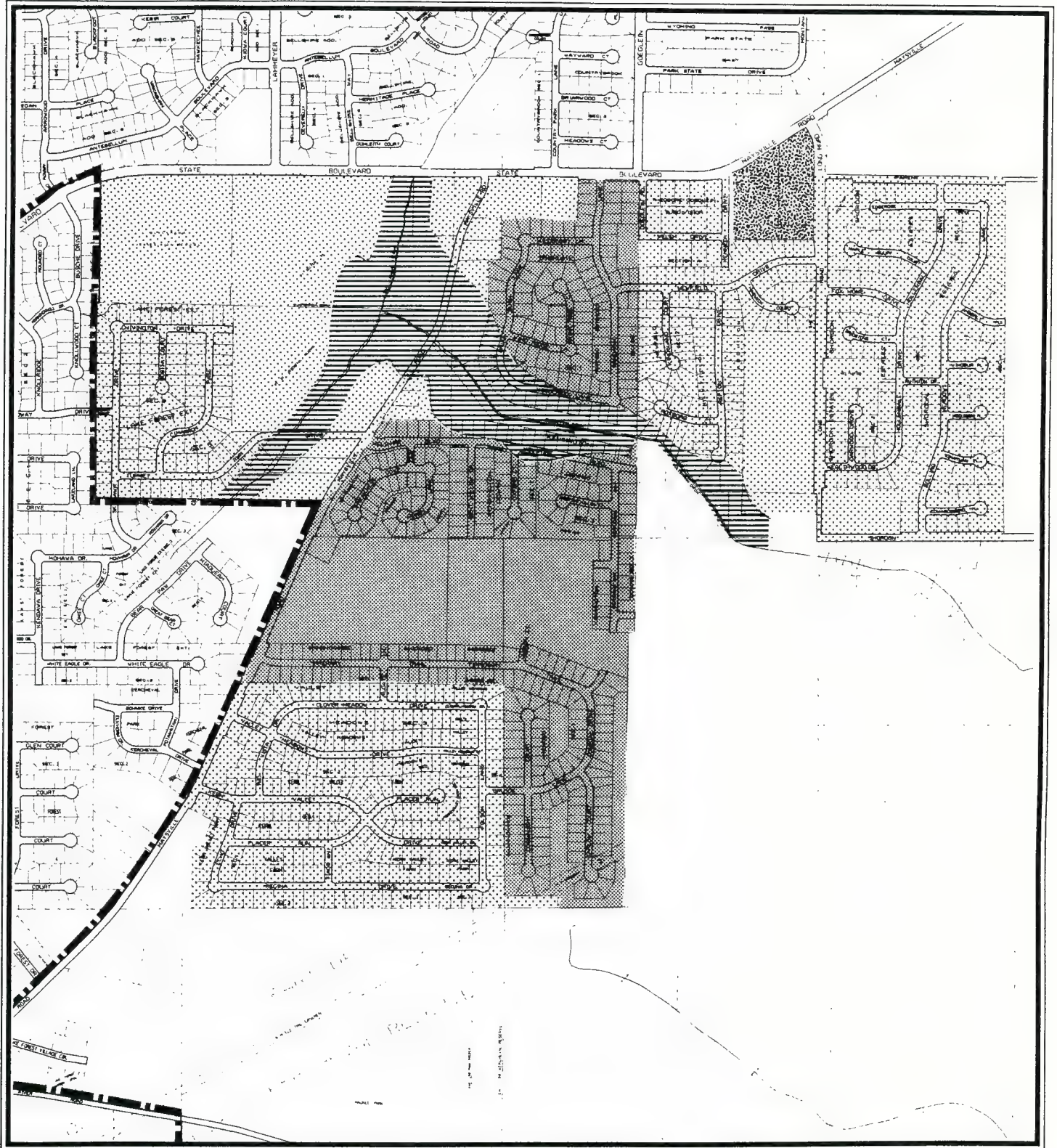
Existing: (St. Joseph)	\$ 6.350731	
After annexation:	\$ 8.880378	
Increase:	\$ 2.529647	(39.83% increase)
Existing: (St. Joseph PTC)	\$ 6.445331	
After annexation:	\$ 8.880378	
Increase:	\$ 2.435047	(37.78% increase)

J. COUNCIL DISTRICT

The Maysville Road Annexation area will be in City Council District 1, subject to any later statutorily-required reapportionment.

FIGURE 2

MAYSVILLE ROAD ANNEXATION



ZONING



A-2 Flood Plain



RSP-1 Planned Suburban Residential



RS-1 Suburban Residential



RSP-3 Planned Multi-Family

K. SELECTED AREA WITHIN CORPORATE BOUNDARIES WITH SIMILAR TOPOGRAPHY, PATTERNS OF LAND USE, AND POPULATION DENSITY

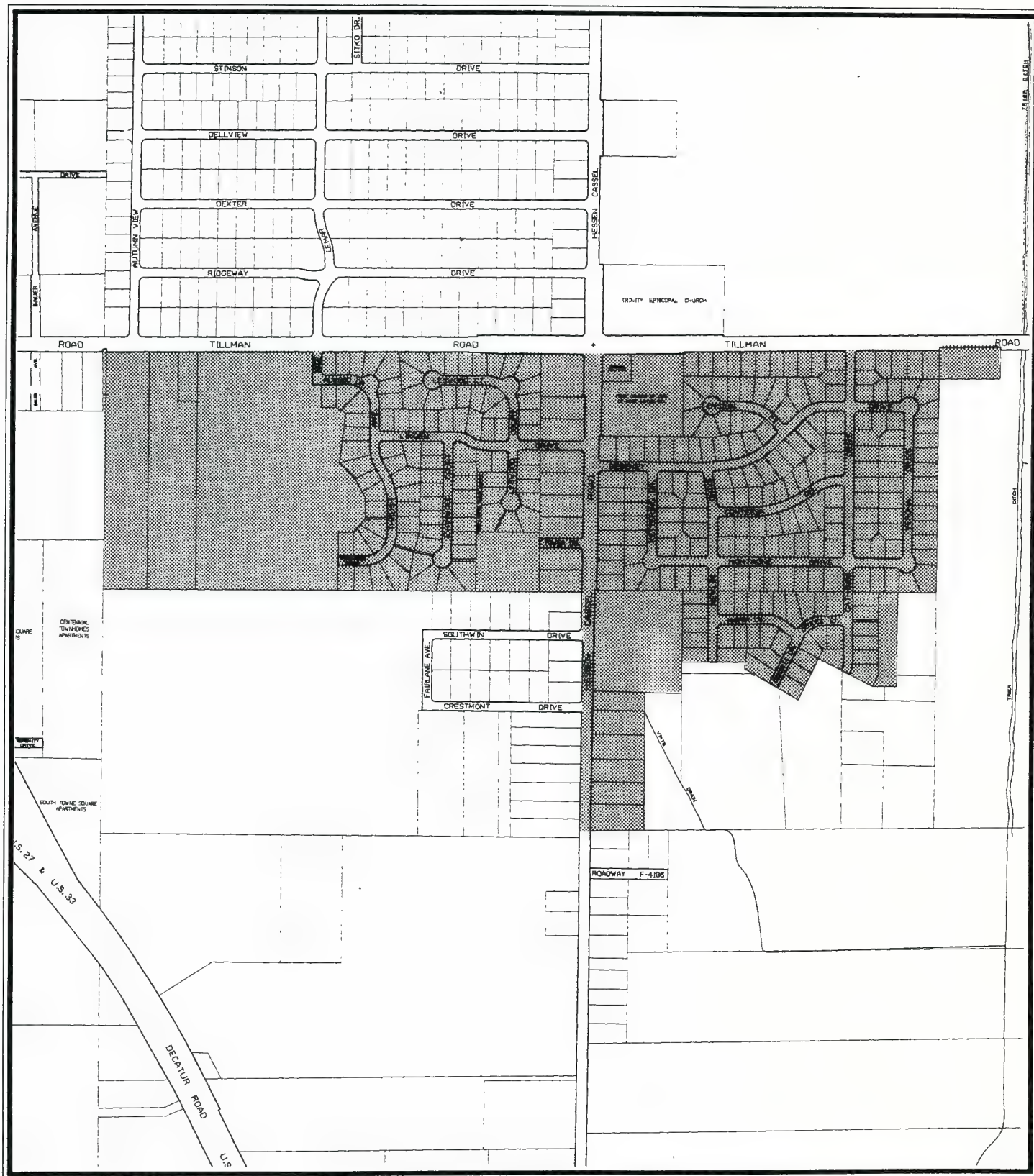
As the City of Fort Wayne has uniform service standards throughout its corporate boundaries, all areas of similar topography, patterns of land use, and population density receive the same level of service. A representative area within the City comparable in topography, patterns of land use, and population density to the Maysville Road Annexation area is the Tillman/Hessen Cassel Area (See Figure 3).

	<u>Maysville Road Annexation Area</u>	<u>Tillman/ Hessen Cassel Area</u>
Topography:	0 to 2% slope, silty loam and silty clay loam soils	0 to 2% slope, silty loam and silty clay loam soils
Patterns of Land Use:	Residential with some institutional and agricultural	Residential with some institutional and agricultural
Population Density:	6.0 persons per acre	5.7 persons per acre

No areas within the City with similar topography, patterns of land use, and population density as the Maysville Road Annexation area are receiving services higher in standard or greater in scope than those services promised to the Maysville Road Annexation area.

FIGURE 3

TILLMAN / HESSEN CASSEL AREA



COMPARABLE AREA

SECTION TWO

THE COMPREHENSIVE ANNEXATION PROGRAM

The annexation of the Maysville Road area is part of a larger comprehensive annexation program prepared by the Department of Community Development and Planning, which was promulgated in a report in 1975 and which was consequently updated in 1976. The Annexation Policy and Program Study was the culmination of a year and a half of extensive study and is used as a policy guide for the City's annexation program. The report recommends that "all urban land contiguous to the City limits should become part of the City" as should "all non-urban land required to complement the annexation of urban land and provide the ability to control and manage urban growth". Because the Maysville Road area met this criteria in 1975-76, the report identified it as part of a larger area which was recommended for annexation.

SECTION THREE

STATE LAW REQUIREMENTS

A. INTRODUCTION

When pursuing an annexation, a municipality must ensure that the proposed annexation is in accordance with state law. The existing statute (IC 36-4-3) provides cities with two options for annexing areas. However, the municipality must meet the guidelines for only one of the options. The two options are:

1. The area must be at least one-eighth contiguous (12.5%) to the municipality and meet at least one of the following three conditions:

- a. have a population density of at least three persons per acre;
- b. be zoned for commercial, business, or industrial uses;
- c. be at least sixty percent (60%) subdivided;

2. The area must be at least one-fourth contiguous (25%) to the municipality and the municipality must show that the area is needed and can be used by the municipality for its development in the reasonably near future.

In both instances, the municipality must also prepare a fiscal plan. The fiscal plan must provide cost estimates of the services to be furnished to the annexed territory, along with the methods used to finance such services.

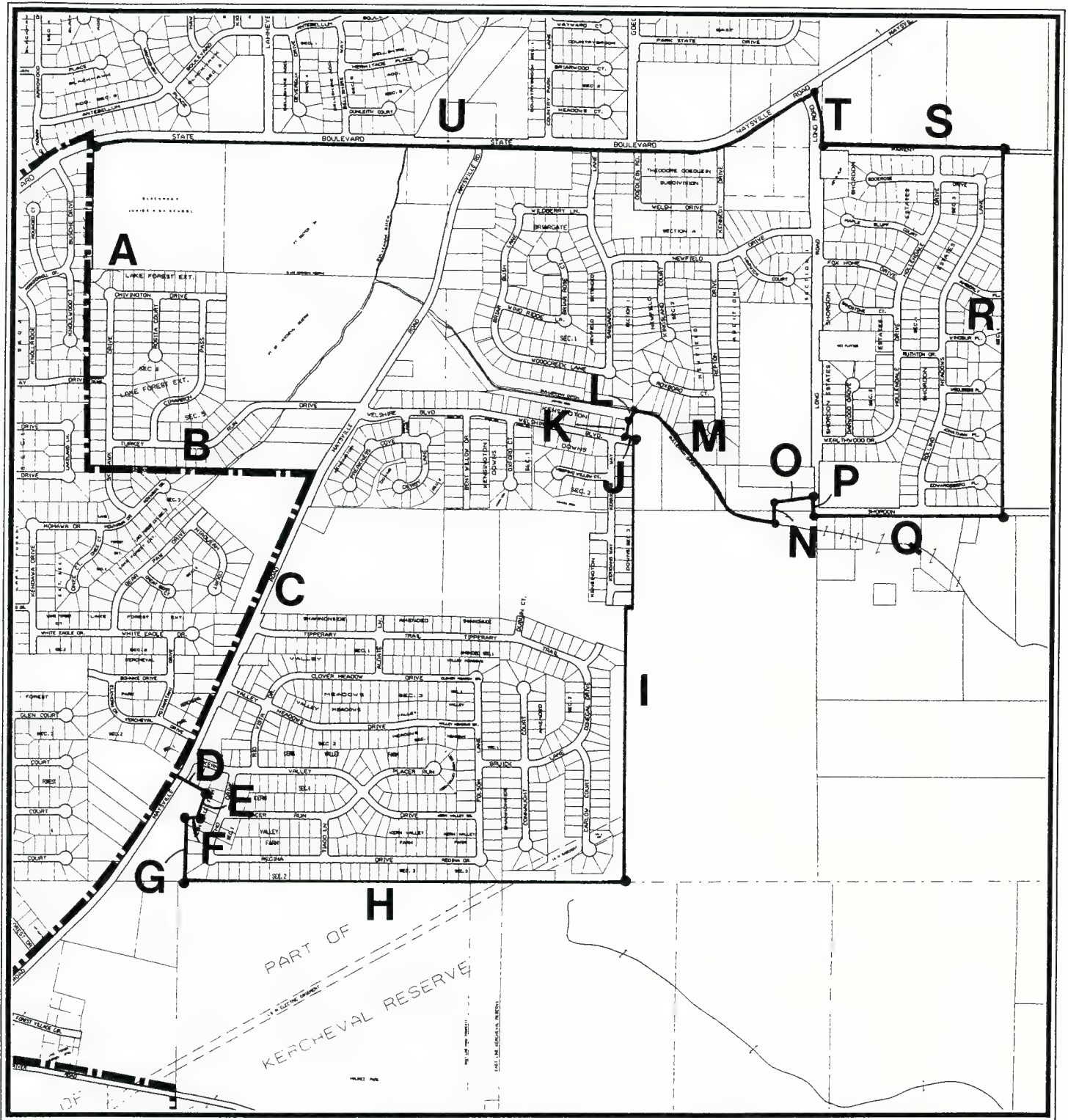
The Maysville Road Annexation area meets the first option that has been established to determine the validity of annexations. The remainder of this section will explain how the Maysville Road Annexation meets the first annexation test in accordance with State Statute.

B. ONE-EIGHTH CONTIGUOUS

Figure 4 illustrates the length of the external boundaries of the annexation area. As can be seen, 23.97 percent of the annexation areas boundaries are contiguous to the City of Fort Wayne. Therefore, this annexation easily meets the 12.5 percent contiguity requirements mandated by State Statute.

As mentioned in the introduction, if the annexation is at least one-eighth contiguous to the municipality, it can be annexed if any one of the three conditions are met. The Maysville Road Annexation area meets two of the three options in that it is over 60% subdivided and has a population density of at least three persons per acre.

FIGURE 4 MAYSVILLE ROAD ANNEXATION



CONTIGUITY

CONTIGUOUS

A. 2314'
B. 1698'
C. 2415'

NON-CONTIGUOUS

D. 245'	G. 443'	J. 55'	M. 1478'	P. 60'	S. 1295'
E. 200'	H. 3181'	K. 125'	N. 85'	Q. 1334'	T. 395'
F. 78'	I. 3190'	L. 68'	O. 207'	R. 2667'	U. 5285'

6427' (23.97%)

TOTAL 20,391' (76.03%)

C. CONCLUSION

The Maysville Road Annexation area should be annexed into the City of Fort Wayne because it satisfies the requirements that have been established by the State Legislature: the annexation area is more than one-eighth contiguous to the City of Fort Wayne, has a population density of more than three persons per acre, and is more than sixty percent subdivided.

SECTION FOUR

MUNICIPAL SERVICES

This section of the Fiscal Plan forecasts the costs and methods of financing services for the Maysville Road Annexation area. The plan also describes how and when the City plans to extend the services which are non-capital and capital in nature. The following section demonstrates how the City will satisfy the requirements of Indiana State Law in provision of services and financing of same in an equitable manner.

As required by state law, the annexation area will receive planned services of non-capital nature in a manner equivalent in standard and scope to those non-capital services provided to areas within the corporate boundaries that have similar topography, patterns of land use, and population density. In addition, the annexation area will receive services of a capital improvement nature in the same manner as those services are provided to areas within the corporate boundaries that have similar topography, patterns of land use, and population density.

All services both of a non-capital nature and of a capital improvement nature described in subsequent subsections of the Municipal Services Section will be provided to the Maysville Road Annexation area in a manner equivalent in standard and scope to those capital and non-capital services provided to areas within the corporate boundaries that have similar topography, patterns of land use, and population density, including but not limited to the Tillman/Hessen Cassel area.

A. POLICE DEPARTMENT

The services provided by the Fort Wayne Police Department include the prevention of crime, the detection and apprehension of criminal offenders, assistance for those who cannot care for themselves or who are in danger of physical harm, resolution of day-to-day conflicts among family, friends, and neighbors, and the creation and maintenance of a feeling of security in the community. The Police Department is involved in legal work and protection of constitutional rights. Lastly, the Police Department performs traffic control, promotes civil order and provides educational and technical assistance in the area of crime prevention and neighborhood services.

Police District #3 will be expanded to cover the Maysville Road Annexation area upon annexation. The Police Department keeps tabulations on the amount of personnel and equipment necessary for the City's annexation program, and has determined that additional personnel are not required for this particular annexation.

The cost to provide protection to the annexation area will be \$6,451 per year. This cost is based on a patrolman's average hourly rate of \$19.32 multiplied by an estimated 45 minutes spent per call. This amount is then multiplied by the estimated number of calls (424 per year) for service to this area. This total, which equals \$6,143, is the direct personnel cost. A small non-personnel cost of 5 percent is then added to the above total. This gives the overall cost of \$6,451 annually to service the annexation area. Funding for police services in the annexation area will be derived primarily from local property taxes through the General Fund.

CAPITAL COST: \$ 0
ESTIMATED ANNUAL COST: \$ 6,451

B. FIRE PROTECTION

The Fort Wayne Fire Department will be responsible for providing fire protection services to the Maysville Road Annexation area immediately upon annexation. The services provided include fire protection and suppression, emergency rescue, fire prevention and fire inspection, EMS support response on life hazards, hydrant maintenance, and public education.

Primary response for fire protection in the Maysville Road Annexation area will come from a new station proposed in the area of Stelhorn and Goeglein Roads. This new station is scheduled to be built before 1999 and will serve the northeast area of the City. Fifteen additional fire fighters and one Class A pumper will be located at this new station. Secondary response will be provided by Station #14 at 3400 Reed Road, as well as Station # 8 at 6000 Rothman Road and Station #1 at 1245 East State Street.

The proposed station, including the land, will cost an estimated \$1,150,000. In addition, one Class A Pumper will be purchased at a cost of approximately \$170,000. Operating costs for this station, which includes the hiring of 15 additional fire fighters, will be approximately \$575,000. Though the cost for a new station will be substantial, its service will be shared by other property owners in the area, as well as proposed future development. The Maysville Road Annexation area will account for about 28 percent of the total area currently outside the corporate boundaries which will be served by this fire station. Therefore, the capital and operating costs for this annexation will amount to 28 percent of the total cost.

Financing for this station will be done through a long term lease program at an estimated 7 percent interest rate extended over a 20 year period. Financing for the pumper can be done through a

lease program extended over a 5 year period at an estimated 7 percent interest rate.

CAPITAL COST: \$ 369,600
ESTIMATED ANNUAL COST: \$ 161,000

C. EMERGENCY MEDICAL SERVICE (EMS)

At the present time, Three Rivers Ambulance Authority is the provider of ambulance service for the City. Properties in the Maysville Road Annexation area will receive full advanced life support ambulance service immediately upon annexation.

A number of ambulances are stationed throughout the City 24 hours a day. Upon receiving a request for service from the annexation area, the ambulance closest to the area will be dispatched to the annexation area. For some emergencies, such as heart attacks, the Fort Wayne Fire Department will provide extra assistance. Primary assistance will come from the newly constructed Goeglein station which will be located in the vicinity of Stellhorn Road and Goeglein Road. The Fire Department trains a number of its personnel so that each fire station has an emergency medical technician. Therefore, if needed, fire fighters are able to administer medical treatment before the ambulance arrives.

The method of financing emergency medical services is based on user fees. The charges for ambulance service are shown below:

TABLE 1

1. \$120 plus \$5 per loaded mile for non-emergency transfers scheduled 24 hours in advance.
2. \$170 plus \$5 per loaded mile for non-scheduled non-emergency transfers
3. \$380 plus \$7.50 for emergencies for all City and non-City residents plus a \$30 fee for emergency response.

This method of financing permits service to be extended to the annexation area with its existing budget. No additional manpower or equipment will be needed to service the annexation area.

ESTIMATED ANNUAL COST: \$ 0

D. SOLID WASTE DISPOSAL

The Solid Waste Department oversees the collection of garbage and non-freon appliances through a contract with Waste Management. Currently, this service is paid for through a \$5.00 per month user

fee per single family household. In the future, the City may implement a volume based fee/user fee system for finance waste collection. Information as to when this may occur is not available.

In addition, the Solid Waste Department oversees the composting program at 5510 Lake Avenue. Residents of the annexation area will be able to take up to 1/2 ton of yard waste to the composting site at no charge. The City also contracts with Appliance Recycling Centers of America Inc. (ARCA) to pick up illegally dumped freon appliances. Residents will be able to contact ARCA for collection and recycling of their freon appliances for \$35.00 per appliance.

These services will be available to residents of the annexation area immediately upon annexation. It will not be necessary to hire additional personnel or purchase additional equipment to provide these services.

CAPITAL COST: \$ 0
ESTIMATED ANNUAL COST: \$ 0

E. TRAFFIC CONTROL

The City's Traffic Engineering Department will assume responsibility for traffic control in the annexation area immediately upon the effective date of annexation. Some of the services that can be provided by the department are surveys and investigations of traffic conditions and problems. The department also provides installation and maintenance of traffic control devices such as stop lights, control signs, and fire alarm systems.

The City's Traffic Engineering Department will not require any additional signage or personnel to perform its services in the Maysville Road Annexation area. There will be an annual cost of \$838 for the painting of 12,500 feet of center line and edge line along streets within the annexation area. Funding sources will come from property taxes and Local Roads and Streets (LR&S) funds.

CAPITAL COST: \$ 0
ESTIMATED ANNUAL COST: \$ 838

F. STREETS AND ROADS

The incorporation of the Maysville Road Annexation area will add 9.37 miles of residential streets, 1.04 miles of local streets, and .98 miles of collector streets to the City street system. Of this, there are 3.36 miles of residential and .98 miles of collector streets in good condition, 3.8 miles of residential

street in fair condition, and 2.21 miles of residential and 1.04 miles of local streets in poor condition.

The Fort Wayne Street Department will be responsible for the general maintenance of all of the streets in the annexation area immediately after the annexation. General maintenance includes snow and ice removal, street sweeping, minor ditch maintenance right-of-way mowing, leaf pick-up, guard rail repair, and surface maintenance. The Street Engineering Department will also provide engineering services and construction supervision for all streets, alleys, and sidewalks that will be constructed within the proposed annexation area. The provision of these services to the annexation area will require one additional street maintenance employee at an annual cost of \$25,000. In addition, one single axle - five ton dump truck, at a cost of \$60,000, will also be needed. The dump truck will be financed through an equipment lease at an estimated 7 percent interest rate extended over 5 years.

The cost incurred by the City for gas, repairs and maintenance, and miscellaneous supplies for the new street equipment is estimated to be \$13,000 per year. The source of funding for street maintenance is the Street Department budget which is composed of funds from the Motor Vehicle Highway (MVH) program. The Street Engineering Department funds come from MVH and Local Roads and Streets (LR&S) programs.

CAPITAL COST: \$ 60,000
ESTIMATED ANNUAL COST: \$ 38,000

G. PARKS AND RECREATION

Residents of the proposed annexation area will have access to city park facilities such as swimming pools, baseball diamonds, picnic facilities, golf courses, indoor and outdoor skating facilities, etc. Development of a neighborhood park in the annexation area is unlikely at this time due to unavailability of land and the existence of open space and recreational facilities at Croninger and Blackhawk schools. However, the City does have proposed plans to develop Maumee Park, which is located just to the south of the annexation area, into a community park.

Other recreational activities including day camp, athletic leagues, youth sports, senior citizen activities, special events, cultural arts, and instructional programs are currently available to all City residents. Most of these services are offered on a fee for service basis, with non-residents paying a higher fee. Once annexed, the residents of the Maysville Road area would pay the resident fee.

CAPITAL COST: \$ 0
ESTIMATED ANNUAL COST: \$ 0

H. WATER

The Fort Wayne Water Utility is presently serving the Maysville Road Annexation area. When the area is annexed into the City, property owners who are using the City of Fort Wayne Utility system will no longer have to pay the out-of-city rate.

CAPITAL COST: \$ 0
ESTIMATED ANNUAL COST: \$ 0

I. FIRE HYDRANTS

The City of Fort Wayne pays the Fort Wayne Water Utility \$221.26 annually for each hydrant located within the City. The money the City will pay the Water Utility for hydrant maintenance will be taken from the General Fund.

Currently the Maysville Road Annexation area contains 101 fire hydrants. The City will pay the Water Utility approximately \$22,347 a year after the area is annexed into the City.

CAPITAL COST: \$ 0
ESTIMATED ANNUAL COST: \$ 22,347

J. SANITARY SEWERS

Presently, the Fort Wayne Department of Water Pollution Control (WPC) provides sanitary sewers to portions of the Maysville Road Annexation area. As part of a capital improvement project, a siphon which is located south of Repton Drive will be relocated at a cost of \$63,000. Funding for this project will come from the Fort Wayne City Utilities budget. Therefore, no money will come from property tax dollars for the construction of this project.

The Fort Wayne Department of Water Pollution Control will provide engineering services as needed for additional sanitary sewers. If additional sanitary sewer service is desired, the City's Water Pollution Control Department has the capability to provide this service. However, residents will first have to petition to the Board of Public Works. Residents will also have to pay for such a service. Upon annexation, residents will be able to take advantage of the Barrett Bonding process which permits residents to make long-term, low interest payments for their sewers.

CAPITAL COST: \$ 0
ESTIMATED ANNUAL COST: \$ 0

K. STORM SEWERS

Upon annexation, the Fort Wayne Department of Water Pollution Control will consider storm sewer installation upon petition by property owners. The City will provide engineering services for such a project. Certain storm drainage improvements may be funded from the City's Storm Water Utility. Emergency and routine maintenance of public drainage systems which are up to City standards will be the responsibility of the City's Sewer Maintenance Department after annexation. The source of revenue City Utilities utilizes for providing these services will be user fees.

CAPITAL COST: \$ 0
ESTIMATED ANNUAL COST: \$ 0

L. STREET LIGHTING

It is the goal of the City of Fort Wayne Street Lighting Department to light every unlit intersection within City limits to reduce night accidents, facilitate traffic flow, aid police protection, and inspire community spirit and growth. Therefore, the City will place city-standard street lights at all intersections within the Maysville Road Annexation area that do not have them within three years of the effective date of annexation. In order to expedite the installation of street lights, residents should petition the Street Lighting Department. The City will pay the construction costs for the installation of city-standard lighting with overhead wiring at the unlit intersections where residents desire this type of lighting.

These capital costs will be funded predominately from the General Lighting Fund. Operating costs will be paid by the City through the regular department budget. Any additional mid-block lighting or underground wiring must be petitioned by residents involved, per State Statute. The residents would be assessed for the cost of such installation.

In addition to constructing street lights at unlit intersections within the annexation area, the City, immediately upon annexation, will purchase existing lights currently being rented from Indiana Michigan Power Company that are located within public right-of-ways. The energy and maintenance costs will become the responsibility of the City of Fort Wayne. In some areas the existing lighting is neighborhood lighting. These lights will be maintained by the City, but, if replacement is needed due to damage of the fixture, the fixtures will be replaced at City standard. The City will also pay energy costs for these lights.

The Street Light Engineering Department has determined that there are currently 54 existing lights within the area to be annexed. The City will purchase and upgrade the 14 Indiana Michigan Power Company lights at a cost of \$8,400. The cost for

energy and maintenance of the 54 existing lights in the Maysville Road Annexation area amounts to \$4,050, annually.

The Maysville Road annexation area will require approximately 44 lights to be constructed at unlit intersections. Total cost for installation of the new lights will amount to approximately \$100,000. It is assumed that the 44 lights will be constructed in the third year and operating and maintenance costs will be computed as an annual operating cost from that year on. Operating and maintenance costs for these lights amounts to \$3,300 annually.

CAPITAL COST:	\$ 8,400 (first year)
ESTIMATED ANNUAL COST:	\$ 4,050 (first and second year)
CAPITAL COST:	\$ 100,000 (third year)
ESTIMATED ANNUAL COST:	\$ 7,350 (third year on)

M. ANIMAL CONTROL

The Fort Wayne Department of Animal Control will provide various services to the Maysville Road Annexation area immediately upon the effective date of annexation. The services this department will provide, include, but are not limited to, the sheltering of stray animals, response to animal complaints and emergencies, 24-hour service (seven days a week including holidays), canvassing for unconfined strays, trap rental, pet adoption, and a humane education program.

The Maysville Road Annexation area is located within the north district of the Animal Control Department. Currently, the north district is not yet at capacity. Therefore, no additional officers will be required to cover this area.

It was determined by the Animal Control Department that the projected operating cost per year will total \$11,194, which includes the cost to handle animals, calls for service, and gasoline. It should be noted, however, that the Fort Wayne Department of Animal Control anticipates generating income from the Maysville Road Annexation area from permit sales. The department expects to generate annual revenues of approximately \$1,164. The revenues will partially offset annual operating costs.

CAPITAL COST:	\$ 0
ESTIMATED ANNUAL COST:	\$ 11,194

N. ADMINISTRATIVE SERVICES

All administrative functions of the City will be available to the Maysville Road Annexation area immediately upon the date of annexation. These services include, but are not limited to, the Law Department, the City Plan Commission, the Mayor's Office, the Board of Works, the Metropolitan Human Relations Department, the City Clerk's Office, the Citizen's Advocate Office, etc. General administration includes all of the regulatory and program functions

of the various City departments. When the area is annexed, City departments will be notified and will expand their jurisdictional areas accordingly.

CAPITAL COST: \$ 0
ESTIMATED ANNUAL COST: \$ 0

SECTION FIVE

PLAN FOR HIRING GOVERNMENTAL EMPLOYEES DISPLACED BY ANNEXATION

It is not anticipated that due to the annexation of the Maysville Road area, any governmental employees will be eliminated from other governmental agencies. However, if any governmental employee is displaced as a result of this annexation and makes application with the City of Fort Wayne for employment within thirty days after displacement, such employee will be treated as if the employee were a City employee on "lay-off" status for purposes of hiring for any vacant position similar to the government position from which the individual was displaced.

SECTION SIX

FINANCIAL SUMMARY AND RECOMMENDATION

The purpose of this section is to project the revenues and expenditures from the proposed Maysville Road Annexation. This section also provides a five-year summary of the expenditures compared with the revenues.

A. REVENUES

Property taxes are the main source of revenue to be received from the Maysville Road Annexation area. Property taxes are computed from the gross amount of assessed valuation in the area and can be obtained from the Office of the St. Joseph Township Assessor. The formula for computing tax revenue is shown in the following table:

TABLE 2

Tax Revenue Formula

$$\frac{V-E}{100} (T) = TR$$

WHERE:	V	=	Assessed Valuation
	E	=	Home Mortgage Exemption (\$1,000)
	T	=	City Tax Rate
	TR	=	Tax Return

The total assessed valuation of the Maysville Road Annexation is \$20,366,160. The home mortgage exemption is deducted from the total. There are approximately 1,170 residential structures in the proposed annexation area. Assuming that each one is eligible for a home mortgage exemption of \$1,000, the total taxable assessed valuation becomes \$19,196,160. Property tax revenue for 1994 can then be determined by applying the Fort Wayne/St. Joseph Municipal tax rate (3.2962) to this figure giving a total property tax revenue of \$632,744. Table 3 details the components of this tax rate. Using a 4.0 percent rate of inflation, the property tax revenue for 2000, the first year that taxes would be due to the City after annexation, would be \$800,623. A portion of this revenue would be supplied from the State Property Tax Relief Fund.

This annexation will also enable the City to receive additional money from the Motor Vehicle Highway (MVH) and from the Local Roads and Streets (LR&S) Funds. This is because these funds are allocated according to street miles. In 1993 the City received \$6,076 per street mile from the MVH Fund and \$2,040 from the LR&S Fund. The annexation area will add 11.39 miles to the City's street system. Therefore, the City will receive an additional

\$69,206 from MVH and an additional \$23,236 from LR&S because of the Maysville Road Annexation.

TABLE 3

Taxing District Rate

Corporation General	\$1.5893
Corporation Debt Service	.3402
Firemen Pension	.1026
Policemen Pension	.0970
Sanitary Officers Pension	.0175
Fire	.7883
Park General	.3468
Redevelopment General	<u>.0145</u>
	\$3.2962

In addition to property taxes and highway funds, the City receives revenues from the Community Development Block Grant, the Cigarette Tax, the County Option Income Tax (COIT), the County Economic Development Income Tax (CEDIT), and the Alcoholic Beverage Tax. Some of these grants and funds are based in part on the City's population. Since population is only one element of a very complex distribution formula, the direct contribution of the Maysville Road Annexation cannot be calculated. Still, most of these funds will increase with city population increases.

B. EXPENDITURES

Expenditures which were reported in the section on Municipal Services are summarized in Table 4. Capital costs are one time expenditures, while operating costs are continuing expenses. Since the needs of the annexation area must be treated equally with the needs of other similar areas in Fort Wayne, capital improvement projects, such as construction of streets, curbs, and sidewalks, must follow routine city procedures which often require petitioning.

On the following page, Table 4 details the costs that will be incurred by each department upon the annexation of the Maysville Road Area.

TABLE 4
EXPENDITURES

<u>DEPARTMENTS</u>	<u>CAPITAL COSTS</u>	<u>OPERATING COSTS</u>
Police Department	\$ 0	\$ 6,451
Fire Department	369,600	161,000
EMS	0	0
Solid Waste Disposal	0	0
Traffic Control	0	838
Streets	60,000	38,000
Parks	0	0
Water	0	0
Fire Hydrants	0	22,347
Sanitary Sewer	0	0
Storm Sewer	0	0
Street Lighting	108,400	7,350
Animal Control	0	11,194
Administrative Functions	<u>0</u>	<u>0</u>
TOTALS	\$ 538,000	\$ 247,180

C. FIVE YEAR SUMMARY

The Five Year Summary shows the projected expenditures compared with the tax revenues expected in the Maysville Road Annexation area for the first five years after it is incorporated into the City of Fort Wayne.

The summary automatically includes for each of the five years a 5 percent inflation factor for capital expenditures, a 4 percent inflation factor for operating costs, and a 4 percent inflation factor for City revenues.

Property tax revenue from the annexation area will not be collected until 2000. Assuming the area is annexed in December of 1998, assessment will occur in March of 1999, with revenues being collected in 2000. Since revenues are not collected for one year after the effective date of annexation, the City will experience a loss of \$383,227 in 1999. On the following page, Table 5 details the revenues minus the expenses for the Maysville Road Annexation area over a 5 year period.

TABLE 5

REVENUES MINUS EXPENSES

<u>YEAR</u>	<u>EXPENDITURES</u>	<u>PROPERTY TAX REVENUE</u>	<u>MVH & LR&S</u>	<u>BALANCE</u>
1999	\$ 383,227	\$	\$	\$-383,227
2000	384,364	800,623	92,442	508,701
2001	549,463	832,648	92,442	375,627
2002	415,248	865,954	92,442	543,148
2003	<u>412,645</u>	<u>900,592</u>	<u>92,442</u>	<u>580,389</u>
	2,144,947	3,399,817	369,768	1,624,638

D. RECOMMENDATIONS

This Fiscal Plan, which meets the state law requirements that a fiscal plan be prepared, shows that the Maysville Road Annexation is in accordance with the applicable state statutes. Therefore, it is recommended that after the passage of the annexation ordinance and its approval by the Mayor, this area should be annexed by the City of Fort Wayne on December 31, 1998.

MAYSVILLE ROAD ANNEXATION LEGAL DESCRIPTION

Parts of the South half of Section 26, East half of Section 34 and Section 35, all in Township 31 North, Range 13 East, Allen County, Indiana, more particularly described as follows:

Beginning at the intersection of the East line of the Northwest One-quarter of Section 34, Township 31 North, Range 13 East, with the Southerly right-of-way line of East State Boulevard (Hicksville Road) this point being on the existing City Limits line as established by Annexation Ordinance X-39-71 and as filed in the Office of the City Clerk of Fort Wayne, Indiana; thence South along the East line of said fractional Northwest One-quarter of Section 34, (assumed to be the Northerly prolongation of the West line of Lot #2 in Browning Sub. of Kercheval Reserve) to the Northwest corner of Lot 2 in Browning Sub. of Kercheval Reserve as recorded in Deed Book W, Pages 387-388 in the Office of the Recorder of Allen County, Indiana; thence continuing in a Southerly direction along the West line of said Lot 2 in Browning Sub. to a point located $262.68 \pm$ feet North of the Southwest corner of said Lot 2 in Browning Sub., said point more particularly described as being the Northwest corner of Lot #77 of Lake Forest Extended, Section III as recorded in Plat Book 33, Pages 19-20; thence East on a line parallel to and $262.68 \pm$ feet North of the South line of Lots 1 & 2 of said Browning Sub., to the Westerly right-of-way line of Maysville Road (Lake Avenue); thence Southwesterly along the Westerly right-of-way line of Maysville Road (Lake Avenue) to the Northwesterly prolongation of the South line of Lots 1 & 2 in Kern Valley Farm, Section I as recorded in Plat Book 32, Pages 56-57; thence Southeasterly along the prolongation and the South line of said Lots 1 & 2 being part of the West line of said Kern Valley Farm, Section I to the Southeast corner of said Lot 2; thence Southwesterly along the West line of said Kern Valley Farm, Section I to the Southwest corner of Lot 6 in said Kern Valley Farm, Section I; thence Westerly along the West line of said Kern Valley Farm, Section I a distance of 78.3 feet to the Westerly corner of Lot 7 in said Kern Valley Farm, Section I; thence Southerly along the West line to the Southwest corner of Lot 11 in said Kern Valley Farm, Section I and a point on the South line of said Section 34; thence Easterly along the South line of said Section 34 and Section 35, Township 31 North, Range 13 East, being the South line of said Kern Valley Farm, Section I and Kern Valley Farm, Section II as recorded in Plat Book 32, Pages 81-83 and Kern Valley Farm, Section III as recorded in Plat Book 33, Pages 1-3 and Office of the Auditor of Allen County, Indiana tract 28-0035-0027 as recorded in document No. 84-30066 and Shannonside, Section II Amended as recorded in Plat Book 44, Pages 29-34 to the Southeast corner of said Shannonside, Section II Amended; thence Northerly along the West line of East One-half of Southwest One-quarter of said Section 35, said line also being the East line of said Shannonside, Section II Amended and the Southerly extension of and the East line of Kensington Downs, Section III, as recorded in Plat Cabinet A, Page 96, to the North line of said Southwest One-quarter of Section 35; thence Northerly continuing along the West line of said East One-

half of Northwest One-quarter of Section 35, said line also being the East line of said Kensington Downs, Section III, a distance of 537.28 feet to a Northerly corner of said Kensington Downs, Section III; thence Northwesterly along an Easterly line of said Kensington Downs, Section III a distance of 54.61 feet; thence Northerly along an Easterly line of said Kensington Downs, Section III, a distance of 125.00 feet; thence Northeasterly along an Easterly line of said Kensington Downs, Section III Plat, a distance of 68.38 feet to the centerline of Bullerman Ditch; thence meandering down the centerline of said Bullerman Ditch in a Southeasterly direction to a point located 205 feet West and 85 feet South of center of said Section 35; thence Northerly a distance of 85 feet to a point on the North line of said Southwest One-quarter of said Section 35; thence North 85 degrees East to the West right-of-way line of Long Road; thence Southerly along the West right-of-way line of Long Road to the South right-of-way line of Shordon Road; thence Easterly along the South right-of-way line of Shordon Road to the Southerly prolongation of the East line of the West One-half of the Northeast One-quarter of said Section 35, also the East line of Shordon Estates, Section IV as recorded in Plat Book 42, Pages 94-97; thence Northerly along the East line of said Shordon Estates, Section IV to the North right-of-way line of Parent Road; thence Westerly along the North right-of-way line of Parent Road to the East right-of-way line of Long Road; thence Northerly along the East right-of-way line of Long Road to the South right-of-way line of Maysville Road; thence Westerly along the South right-of-way line of Maysville Road and its continuum East State Boulevard (Hicksville Road) to the point of beginning, containing 556 acres more or less.

(Prepared by: David G. Ross, P.E.)
City Engineer

